



£245,000 freehold

Rose Cottage, High Street, Barcombe, East Sussex, BN8 5DH

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The property...

A great opportunity to purchase this attractive one bedroom plus loft room country cottage situated in the very heart of this popular Sussex village.

Having been recently refurbished and decorated throughout, this super freehold village home offers beautifully presented accommodation with newly installed kitchen, integrated appliances, a modern bathroom, electric boiler central heating and an adjacent courtyard garden off the kitchen.

VIEWING RECOMMENDED

ENTRANCE HALL- Front door, stairs to the first floor.

SITTING ROOM- A super room, recently redecorated with newly fitted carpets, front aspect window, decorative fire surround with chimney recess, LED downlighters, 2x radiators, opening to-

KITCHEN- Newly fitted with a range of white fronted wall and base cupboards, contrasting worktops with single bowl single drainer stainless steel sink and adjacent chrome mixer tap, ceramic hob with oven below and stainless steel chimney style cooker hood over, attractive tiled splash areas, space for tall fridge/freezer, double glazed window and matching door opening onto the rear patio garden.

FIRST FLOOR LANDING- Door to attic room.

BEDROOM- A lovely double bedroom with front aspect window overlooking the High Street, chimney recess with fitted shelving, radiator,

BATHROOM- A good size room, recently fitted with a modern white suite comprising a panel enclosed bath with mixer tap and shower over, tiled walls and glass shower screen, wash hand basin set in vanity unit, low level W.C., double glazed window, chrome heated towel rail, matching tiled walls and floor.





Property & Outside...

ATTIC ROOM- Recently redecorated with newly fitted carpets and front aspect window. Ideal for use as an office, occasional guest room or child's bedroom.

OUTSIDE

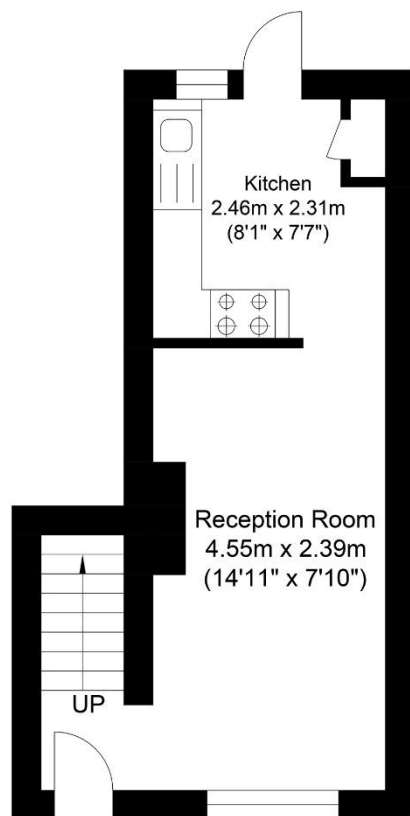
FRONT GARDEN- A lovely cottage garden enclosed by a low level wall with path to the front door and gated access.

REAR GARDEN- Mainly block paved with raised patio area, timber fencing and communal path across the rear of the terrace.

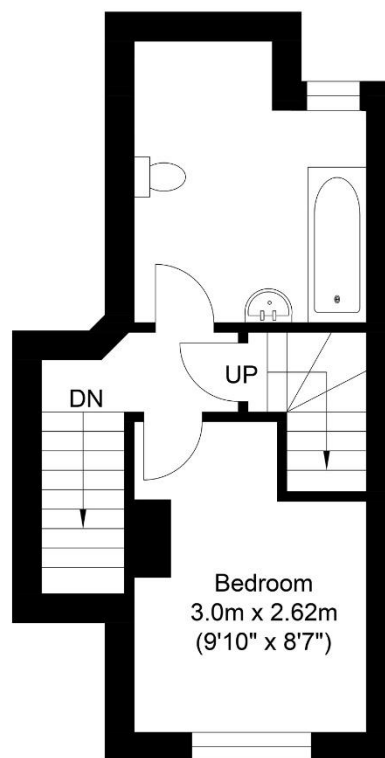
Electric central heating
Double glazing
EPC Band- E
Council Tax Band- C

For further enquiries or to arrange a viewing, please contact the office on 01273 407929

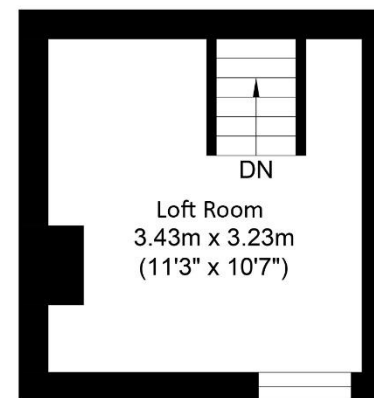




Ground Floor
Approximate Floor Area
220.66 sq ft
(20.50 sq m)



First Floor
Approximate Floor Area
222.81 sq ft
(20.70 sq m)



Second Floor
Approximate Floor Area
119.47 sq ft
(11.10 sq m)

Approximate Gross Internal Area = 52.30 sq m / 562.95 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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